

PART 2 – ESTABLISH ZONING DISTRICTS

Chapter 1 – Zoning Districts

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Section 2-101 Purpose.

The General Plan establishes land use designations, which include Residential, Commercial, Mixed-Use, Industrial, Educational, Public and Private Open Space, and density ranges from low to high density. The City This Code designates ~~land use~~ “zoning districts” to promote compatibility between land uses, *buildings* and *structures*; efficient use of land; transportation options and *accessibility*; and crime prevention and safety. The districts classify, regulate and restrict uses, as well as combine uses and encourage the location of compatible land uses close to one another. The district regulations provide *development* standards pertaining to the *intensity* of land uses and *development*, height and bulk of *buildings* and *structures*, and area of *yards* and other open areas between *buildings* and *structures*.

Section 2-102 Residential Districts.

Residential districts include the following:

- A. Agricultural (AG)
- B. Single-family residential (includes: R1-15, R1-10, R1-8, R1-7, R1-6, R1-5, and R1-4)
- C. Single-family residential Planned Area Development (R1-PAD)
- D. Multi-family residential (R-2)

- E. Multi-family residential restricted (R3-R)
- F. Multi-family residential limited (R-3)
- G. Multi-family residential general (R-4)
- H. Multi-family residential high density (R-5)
- I. Manufactured housing *subdivision* (MHS)
- J. Mobile home residence (RMH)
- K. Trailer park (TP)

Section 2-103 Commercial and Mixed-Use Districts.

Commercial and *mixed-use* districts include the following:

- A. City center (CC) (formerly known as Central Commercial District, CCD)
- B. Commercial shopping and *service* (CSS) (formerly known as CCR, C-1 and C-2 districts)
- C. *Mixed-use* commercial and residential (MU-1, MU-2, MU-3, MU-4) (requires a PAD Overlay) (MU-4 formerly known as MG district)
- D. Planned commercial center neighborhood (PCC-1) ~~(requires a PAD)~~
- E. Planned commercial center general (PCC-2) ~~(requires a PAD)~~
- F. Regional commercial center (RCC) (requires a PAD Overlay)
- G. Residential/Office (R/O)

Section 2-104 Office/Industrial Districts.

Office/Industrial districts include the following:

- A. Office buffer district (OBD) (formerly known as IBD district)
- B. Light industrial district (LID) (formerly known as I-1 and I-2 districts)
- C. Heavy industrial district (HID) (formerly known as I-3 district)

Section 2-105 Overlay Districts.

| *Overlay districts* include the following:

- A. Rio Salado overlay district
- B. Southwest Tempe overlay district
- C. Light industrial overlay district (LIOD)
- | D. Planned Area Development Overlay District

Section 2-106 Location and Boundaries of Zoning Districts.

The locations and boundaries of the zoning districts are established as they are shown on the map entitled "Zoning Map, City of Tempe" Where uncertainty exists as to the boundaries of any of the districts shown on the map, the following shall apply:

- | **A. Location.** District boundary lines are intended to follow *street, alley, lot or property lines* existing at the time of passage of this Code, except where the zoning map clearly shows the boundary lines not following one of these features. Where the application of this rule does not clarify the zone boundary location, then the Zoning Administrator shall determine the location;
- B. Annexations.** Territory annexed to the city subsequent to the effective date of this Code shall, upon the date that the annexation becomes effective, automatically become zoned as an AG, agricultural district. Territories annexed with AG zoning shall remain AG until such time as the City Council adopts a different zoning district for the annexed area. Any property owner of land annexed into the city may apply for a rezoning classification at no charge within one (1) year of the date of annexation; and
- C. Default.** Those parcels without zoning designation on the zoning map, and without any record of a zoning classification are zoned as an AG, agricultural district.